173.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,100,500	/	1,100,500
USE VALUE:	1,100,500	/	1,100,500
ASSESSED:	1,100,500	/	1,100,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATLACK WILLIAM T
Owner 2:	MUNIZ KRISTIN P
Owner 3:	
Street 1:	20 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PALMER-TOY DARRYL ERIK/ETAL -
Owner 2:	TOY-PALMER ANNA -
Street 1:	20 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,065 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 2480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11065.000	574,100		526,400	1,100,500
Total Card	0.254	574,100		526,400	1,100,500
Total Parcel	0.254	574,100		526,400	1,100,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.75 | /Parcel: 443.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115574
GIS Ref	
GIS Ref	
Insp Date	06/19/18

!13479!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,300	0	11,065.	526,400	1,100,700	1,100,700	Year End Roll	12/18/2019
2019	101	FV	434,700	0	11,065.	526,400	961,100	961,100	Year End Roll	1/3/2019
2018	101	FV	434,700	0	11,065.	466,200	900,900	900,900	Year End Roll	12/20/2017
2017	101	FV	434,700	0	11,065.	391,000	825,700	825,700	Year End Roll	1/3/2017
2016	101	FV	434,700	0	11,065.	391,000	825,700	825,700	Year End	1/4/2016
2015	101	FV	404,400	0	11,065.	338,400	742,800	742,800	Year End Roll	12/11/2014
2014	101	FV	404,400	0	11,065.	327,100	731,500	731,500	Year End Roll	12/16/2013
2013	101	FV	404,400	0	11,065.	311,300	715,700	715,700		12/13/2012

PRINT

Date	Time
12/11/20	03:25:39

LAST REV

Date	Time
07/09/18	12:22:57
mmcmakin	
13479	

USER DEFINED

Prior Id # 1:	115574
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALMER-TOY DARR	45462-370		6/24/2005		739,000	No	No		
DAISY WILLIAM	25967-46		1/12/1996		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2006	526	Renovate	23,100	C		G8	GR FY08	RENO STORAGE OVER
4/15/2001	314	Addition	20,000	C				16X21 FAMILY ROOM
3/15/2000	166	Addition	30,000					2 BATHS, MUDROOM
2/10/2000	67	Alterati	5,000					NEW BATH
8/12/1996	380	Manual	4,450					NEW WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Inspected	372	PATRIOT
1/15/2009	Measured	345	PATRIOT
12/11/2005	MLS	HC	Helen Chinal
5/20/2002	Permit Visit	PM	Peter M
2/10/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11065		Sq. Ft.	Site		0	70.	0.68	8									526,369						526,400	

Total AC/HA: 0.25402 | Total SF/SM: 11065 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,369 | Spl Credit | Total: 526,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07338715
Const Adj.:	0.98990101
Adj $ / SQ:	138.131
Other Features:	90000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601761
Depreciation:	27681
Depreciated Total:	574080

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

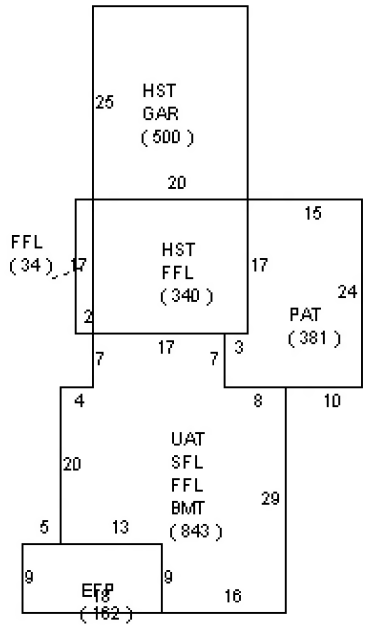
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.14
Special Features:	0	Val/Su Net:	125.43
Final Total:	574100	Val/Su SzAd	231.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,217	138.130	168,106
BMT	Basement	843	41.440	34,933
SFL	Second Floor	843	138.130	116,445
GAR	Garage	500	19.800	9,899
HST	Half Story	420	138.130	58,015
PAT	Patio	381	3.200	1,220
UAT	Upper Attic	211	55.250	11,644
EFP	Enclos Porch	162	43.590	7,061
	Net Sketched Area:	4,577	Total:	407,323

Size Ad	2480	Gross Are	5629	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

173.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc